GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Municipal Administration & Urban Development Department - Visakhapatnam Metropolitan Region Development Authority - Change of land use from Mixed Use Zone-2 (BAIA) to Mixed Use Zone-3 (BAIA) in Sy.No.386/P of Madhuarawada (V), Visakhapatnam Rural (M) of an extent of 5076 Sq.Yds (or) 4244.14 Sq. Mts - Applied by the M/s. AVYAAN Realtors LLP Rep. By Mr. Kalla Nagendra Srinivas, S/o K.Jaganndham (Late) - Draft variation - Confirmation - Orders - Issued.

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (M) DEPARTMENT

G.O.Ms.No.61

Dated:10.05.2023.
Read the following:

1) From the Metropolitan Commissioner, VMRDA., Visakhapatnam, Letter Rc.No.11023/2/2023 (e-2011012), dated.04.03.2023.
2) Govt.Memo.No.2022410/M2/2023, MA&UD (M2) Department, dated.17.03.2023.
3) Notification No.3684, dated.18.03.2023 published in Part-I of Andhra Pradesh Gazette.
4) From the Metropolitan Commissioner, VMRDA., Visakhapatnam, Letter Rc.No.11023/2/2023/L8, (e-2011012), dt.25.04.2023.

-oOo-

O R D E R:

The Draft Variation to the land use envisaged in the Master Plan for Visakhapatnam Metropolitan Region issued in the Government Memo., 2nd read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.3684, Part-I, dated.18.03.2023. In the letter 4th read above, the Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam has reported that the Draft Variation Notification was published in two daily News Papers, calling for objections & suggestions and upon publication of notification, no objections and suggestions were received from the public within the stipulated period. Hence, the Draft Variation is confirmed

2. The appended notification will be published in an Extra-ordinary issue of Andhra Pradesh Gazette, Dated:10.05.2023.

[BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH]

Y.SRILAKSHMI
SPECAIL CHIEF SECRETARY TO GOVERNMENT

To
The Commissioner of Printing, Stationery and Stores Purchase, Andhra Pradesh, Vijayawada.
The Metropolitan Commissioner,
Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.
The Commissioner,
Greater Visakhapatnam Municipal Corporation, Visakhapatnam.

(P.T.O)

Copy to:

The applicant – **through** the M.C., VMRDA., Visakhapatnam District.
The District Collector, Visakhapatnam District.
SF/SC.

// FORWARDED BY ORDER //

SECTION OFFICER.

APPENDIX
NOTIFICATION

The following variation to the land use envisaged in the Master Plan for Visakhapatnam Metropolitan Region sanctioned in G.O.Ms.No.136, MA&UD Department, dated:08.11.2021 is proposed in exercise of the powers conferred by Section 15 of Andhra Pradesh Metropolitan Region and Urban Development Authorities Act, 2016 is hereby published.

VARIATION

The site is falling in Sy.No.386/part of Madhurawada Village, Visakhapatnam Rural Mandal, Visakhapatnam District, admeasuring an area of 5076sq.yds (or) 4244.14 sq.mts. The boundaries which are given in the schedule below which was earmarked as Mixed as Zone-2 (BAIA) in Visakhapatnam Metropolitan Region (VMR) Master Plan Sanctioned in G.O.Ms.No.136, MA&UD Department, dt.08.11.2021 is now designated as Mixed Use Zone-3 (BAIA) which was shown in Visakhapatnam Metropolitan Region (VMR) Master Plan and which is available in the office of the Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam, subject to the conditions that:

1) The title and Urban Land Ceiling / Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Visakhapatnam Metropolitan Region Development Authority/GVMC., Visakhapatnam, before issue of building permission/development permission, and it must be ensured that the best financial interests of the Government are preserved.
2) The owners/applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling clearances etc.
3) The owners/applicants shall be responsible for any damage claimed by any one on account of change of land use proposed;
4) The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976. The change of land use shall not be used as the proof of any title of the land.
5) The above change of land use is subject to the condition that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act; and
6) Any other conditions as may be imposed by Metropolitan Commissioner, Visakhapatnam Metropolitan Region Development Authority, Visakhapatnam.

Contd..3

SCHEDULE OF BOUNDARIES

North : Existing 40 Feet Wide Road.

East : 1.5M Wide Open Land and Villa Nos.94 to 101 in Sy.No.386/part of Madhurawada (V), Visakhapatnam Rural (M), Visakhapatnam District.

South : Existing 100 feet Wide Law College Road.

West : Proposed Mall & Multiplex in Sy.No.386/part of Madhurawada (V), Visakhapatnam Rural (M), Visakhapatnam District.

Y.SRILAKSHMI
SPECIAL CHIEF SECRETARY TO GOVERNMENT

SECTION OFFICER.